WARRANTY DEED

BOOK 11417 PG. 646

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 9-29-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
YADOLLAH KAFIFARASHAH	~~B.M. BRYANT~~ ALL STATE AUTO SALVAGE	63-1-27
(NAME)	(NAME)	
TRACT 13, NAWAKWA HILLS ANNEX	515 NAWAKWA TRAIL	
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	MADISON TN. 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, B.M. BRYANT, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO YADOLLAH KAFIFARASHAH AND BIJAN SHAGHAGHI AND FARHAD SHAGHAGHI AND AS TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

0569996
IDENTIF. ↑ REFERENCE

99 APR -6 PM 1:57
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

7952 04/06 0101 03CHECK 348.00

unimproved ( )
This is improved (X) property, known as TRACT 13, NAWAKWA HILLS ANNEX, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26th day of March, 19 99

X

B.M. BRYANT, UNMARRIED

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named B.M. BRYANT, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at MADISON, Tennessee, this 26th day of March 19 99.

Commission expires 9-29-2001

B.T. Y D Doak
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

EXHIBIT "A"

Being located in the Eleventh (11th) Civil District of Davidson County, Tennessee, and described as follows, to wit:

Being Tract No. Thirteen (13) on the map of Nawakwa Hills Annex, being a subdivision of Kennedy and Graves Baine Tract, a plan of which is of record in Book 843, page 64, Register's Office of Davidson County, Tennessee. Said Tract No. 13 being more particularly described as follows, to wit:

Beginning at a point in Nawakwa Trail, being the northeast corner of Tract No. Twelve (12); thence north 66 3/4 degrees east 203.1 feet to a point in Nawakwa Trail, being the corner of Tracts Nos. 13 and 14; thence south 31 degrees 20 minutes east 17 feet to a point in the southerly margin of Nawakwa Trail; thence continuing south 31 degrees 20 minutes east 1060.75 feet to a point in the northerly line of Tract No. 11; thence south 66 degrees west 203.1 feet to a point; thence north 31 degrees 20 minutes west 1063.4 feet to a point in the southerly margin of Nawakwa Trail; thence continuing north 31 degrees 20 minutes west 17 feet to the point of beginning, containing 5 acres more or less.

Being the same property conveyed to B. M. Bryant and wife, Kathleen Bryant, who is subsequently deceased, by deed from William G. Hannah and wife, Irene T. Hannah, of record in Book 3071, Page 285, in the Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11417 PG. 649

0569996

IDENTIF. & REFEREN

99 APR -6 PM 1:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	348.00
CHECK	348.00

04/06/99 01 14:00 0001 7952

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446973